

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 16, 2015 5:15 PM
City Council Chambers

MINUTES

Committee Members Present: Chair Baldacci, Councilor Faircloth, Councilor Durgin, Councilor Nealley, Councilor Plourde, and Councilor Graham

City Staff Present: Tanya Emery, Jeremy Martin, Paul Nicklas, Tyler Collins

Chair Baldacci called the meeting to order at 5:15 p.m.

1. 25-27 Broad Street LLC – Request for Use of Sidewalk for ADA Accessibility.

Code Enforcement Officer Jeremy Martin gave a history of the redevelopment of this building, which is presently owned by Telford Allen III, who has been in the process of rehabilitating this historic building. At the time that Mr. Telford started his project, there was no confirmed tenant for the use of the 1st floor space. Since that time, a tenant has been secured (Evenrood's Restaurant). As work on this portion has progressed, it was discovered that due to changes in layout requirements for the apartments on the upper floors, combined with historic preservation requirements at the entrance to the restaurant, Mr. Allen was unable to provide for appropriate handicapped accessibility.

Mr. Allen is now requesting to utilize a portion of the Broad Street sidewalk for the installation of a handicapped ramp providing accessible access to the new restaurant.

Mr. Martin explained that the ramp will not be permanently affixed to City property or the sidewalk. Once installed there will still be a minimum of 16 feet of sidewalk from the edge of the ramp to the edge of the street. Assistant City Solicitor Nicklas indicated that the ramp is only for this restaurant use. Staff recommended approval.

Councilor Plourde moved Staff recommendation. Councilor Nealley seconded the motion, which passed as it was not doubted.

2. License Agreement for Parcel Usage Next to 22 Mercantile Square.

Community and Economic Development Director Tanya Emery discussed the proposed License Agreement between the City and DES Properties, LLC to lease an area to store trash receptacles for tenant use in the city-owned parcel adjacent to 22 Mercantile Square (the former pocket park). As a condition of the agreement, the area (10' x 5') would be enclosed by a black, vinyl-coated chain link fence; the agreement would be for a period of 10 years and it would require maintenance of the fence and the enclosed area.

Staff recommended that the Committee recommend approval of this agreement to the City Council in a final form as approved by the City Solicitor or Assistant City Solicitor.

Peter Ramsay a downtown resident told the Committee that his apartment abuts the trash area already used by other buildings. During the summer the dumpster smells and it will end up being protection for those people who sleep there which he felt is also a safety concern. Mr. Ramsay suggested that there be one trash receptacle located on the right-hand side and divide the cost of the dumpster by the buildings that use it. He said he was concerned about having separate trash areas and would like to see one location.

Committee Members discussed waiting to act on this item and asking staff to come back to the Committee with an overall plan for disposal of trash in the downtown. The Committee also discussed limiting the lease to a shorter period in anticipation of an overall plan.

Director Emery indicated that Staff is presently seeking input from other communities to see what their best practices are. She indicated that the next step would be to talk with landlords to see if they would be willing to participate in an overall plan.

Councilor Plourde moved Staff recommendation but limiting the lease to five years. Councilor Plourde then amended his motion to limit the lease for one year. Councilor Graham seconded the motion and amended it to say up to a year. Councilor Nealley indicated that he would be more comfortable with a six month lease.

Chair Baldacci called for a vote. Councilors Graham, Plourde and Baldacci voted in favor of the motion and Councilors Nealley and Faircloth voted against it. The motion passed by a vote of 3 to 2.

3. Executive Session – Economic Development – Disposition of Property – 1 M.R.S.A. § 405(6)(C)

Councilor Plourde moved to enter Executive Session under 1 M.R.S.A. § 405(6)(C). Councilor Nealley seconded the motion, which passed unanimously.

4. Committee Action on Above Item

It was moved and seconded to accept Staff recommendation. The motion passed as it was not doubted.

The meeting was adjourned at 5:52 p.m.